



Riverview Waterfront Estate

Architects Design Manual

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DEVELOPMENT GUIDELINES

1. Coverage and minimum size of buildings

- 1.1. The sum total of covered area may not exceed 50% of the site area.
- 1.2. Basements below buildings are to comply to Ndlambe Town Planning Scheme requirements. ‘Basements’ more than 2.00 meters below the average natural ground line seen along the face of elevations of the building do not comprise a storey.
- 1.3. The coverage for the first floor may not to exceed 40% of the site area.
- 1.4. Refer also to specific conditions imposed to each site in respect of building lines and height restrictions.
- 1.5. No building with an enclosed floor area of less than **130 square metres** shall be erected. (This area shall exclude covered verandas and walkways, garages, staff facilities and entrance porches)

2. Outbuildings

- 2.1. Outbuildings comprising servant’s quarters, garages or workshops may be constructed subject to the restrictions of bulk and coverage. Basements may be developed for garages, staff accommodation, games rooms, built-in swimming pools, rainwater tanks etc.

3. Building height and form

- 3.1. The maximum height of any structure (subject to special conditions on demarcated sites – refer to sites listed below) may not exceed 3,60 meters above the

highest site boundary line of any site.

- 3.2. The maximum roof height may not exceed 5,00 meters above the highest site boundary line (road side boundary) for erf 6330 6326 (plots 58 – 62), erf 6318 - 6311 (plots 70 – 77), erf 6295 6298 (plots 88 – 91), erf 6300 (plot 93), erf 6346 – 6353 (plots 94 -101), erf 6354 – 6359 (plots 111 – 116). – This constraint is to be employed as the average height and defines a ‘single’ storey building.

The principle is that buildings may NOT OBSTRUCT the views of the rear neighbour across it’s roof. Refer to the Site Development Plan.

- 3.3. Buildings may thus be triple storey at the lowest end of any site depending on the slope. This includes a ‘**Basement**’ according to the definition in item 1.1 (b) above.

- 3.4. **Single storey sites:** Houses defined as Single Storey may only be 1 (one) level/ storey above the highest point, or the average highest point of any site as defined in 3.1 above and as per Diagrams 1 – 7. These buildings may have 1 or 2 storeys BELOW such a level/storey. These sites are erven numbers 6360 – 6364 (plots 36 – 39) and erven numbers 6336 - 6360 (plots 52 – 117).

- 3.5. **Double storey sites:** Houses on these sites are defined as Double Storey Houses which may be any level and height above the ground level, may be split levels and could include a basement and first floor storey above the ground floor. These structure are NOT

defined by or subject to a 3,60 meter height restriction as they do NOT affect other properties' view lines. These sites are erven numbers 6365 – 6376 (plots 40 – 51) and may be developed with 50 % coverage on ground and first floor.

- 3.6. **Plan forms:** These are recommended to be simple rectangular and square forms, but curved and shaped wall elements may be used.
- 3.7. Refer to attached diagrams 1 – 7 pertaining to heights, building lines, building outlines etc.

4. Boundary walls & fences, courtyard walls & screens

- 4.1. These walls should be limited as far as possible, but where these are required, they shall be solid masonry or stone and finished to match the dwelling, a maximum of 1,8 m high above finished ground levels.
- 4.2. All boundary walls and walls between dwellings shall be finished to match dwellings. Service yard walls may be average 2100 high above finished ground levels, to screen off staff toilet doors and windows. All boundary walls must be structurally sound according to NBR.
- 4.3. Where boundary walls are also retaining walls, these are to be strictly in accordance with a structural engineer's drawings and specifications. Neighbours are to confer with the Archcom or the Local Authority in this regard to ascertain whether there are completed buildings which need to be considered.
- 4.4. Boundary walling on the street front must not exceed an average height of 1.8 metres and may consist of light palisade type fencing on top of low walling with plastered and painted masonry or stone clad piers and plinth of approx 400 metres high above finished ground levels, to match or enhance the building design. Decorative or plain feature elements may be employed to compliment the building architecture.
- 4.5. Fences that are unobtrusive may be erected to demarcate property side and rear boundaries and may be of the "Parkland medium density mesh panel" type up to 1.80 meter high. These are to be securely fixed per manufacturer specifications. The finish is to be Marine Fusion Bond paint finish and may be installed by a specialist. Colours to be charcoal, black or bronze.
- 4.6. Other types of fence are subject to approval by the RWE Architectural Committee.
- 4.7. Galvanized broad metal palisade may not be used as a fence, as it is too dense.
- 4.8. The owner is encouraged to leave strips of their land open for buck to cross over.

5. Site clearing and planting

- 5.1. No trees from the following list of preservation-worthy species having a diameter of greater than 100 mm will be permitted to be removed, provided that where such removal is necessary for construction purposes, such species will be replaced on the erf at the owner's cost with a like specimen or alternative as listed.

5.1.1. Cape Krantz Ash, Cycad species, Sand Knobwood,

*Terblans Beach, Outeniqua
Yellowwood, White Milkwood*

- 5.2. The Owner is required to plant at least two trees on each site upon completion or before construction of the building. Trees are to be selected from a list of indigenous species available at local nurseries.
- 5.3. Owners are to ensure that trees do not obstruct neighbours views (from the sides or rear) once they are fully grown.

6. Roofs

- 6.1. Varied roof pitches are permitted subject to height restrictions. Roofs may be pitched between 15 and 45 degrees both double, unequal or mono-pitched are encouraged.
- 6.2. A-framed structures and “rondavel” type roofs are not permitted.
- 6.3. **Pitched roofs (double or mono):** May only be covered in heavy profiled clay roof tiles (to prevent glare and reflection) as the **La Farge (Coverland) Occitane ‘Silvacane Littoral’** range according to manufacturer specification for coastal areas.
- 6.4. Painted roofing sheets in fibre-cement or metal sheeting are prohibited for main roofs. Veranda roofs must match the main dwelling and could be lower pitches. Lower pitched roofs are to be properly waterproofed and tiles tied down with proper storm clips of copper wire ties, against wind lift.
- 6.5. **Flat roofs:** These must be hidden behind parapets to min. 250 above roofing material and may be waterproofed concrete or timber. Flat roofs may be covered in graded gravel or stone pebbles (+- 40 - 60 mm dia) in natural brown/charcoal/terracotta colours.
- 6.6. Flat roofs must be painted dark brown, charcoal or red-brown terracotta to match the roof tiles. Waterproofing and painted roofs are to be regularly maintained.
- 6.7. Metal or Fibre Cement roof sheeting of any nature are not permitted.
- 6.8. Flat roofs may not exceed 25% of the of the total roof area of a dwelling measured over external walls.
- 6.9. Roofs may have simple “modern” gables or hipped ends with or without parapets to suit the design.
- 6.10. Dormer type, clear-storey windows and appropriately used skylights are encouraged.
- 6.11. Roof overhangs and eaves are to be short and clipped due to high wind pressure. Wide overhangs may be utilized to form covered verandas. Decorative concrete roof overhang slabs may be used as an aesthetic element and may not require a built-up parapet. Storm water management must be undertaken to prevent unsightly spilling over exposed slab edges.
- 6.12. Plain timber ‘fillegry’ and decorative elements may be used on facades or gables to a limited extent. Highly decorative and ornate roofs or buildings are not recommended.

7. Gutters & rainwater tanks

- 7.1. Gutters and down pipes are required by the Local Authority. It is recommended that they should be fully concealed or as insignificant as possible and, where exposed, painted to match walls.

- 7.2. A non-corrosive material such as PVC or Powder Coated continuous Aluminium is recommended for gutters and down pipes.
- 7.3. Every dwelling is to provide a minimum of 50 000 liter rainwater tank located under the double garage (or where appropriate) and is to be according to a professional engineers specifications. Fresh water is to be taken into houses for drinking water and to augment the Municipal water supply.

8. Chimneys, pipes and ducts

- 8.1. Chimneys are to match the design of the building.
- 8.2. Pipes, projections & ducts: All plumbing has to be concealed in ducts painted to match exterior walls or in complementing wood or other textured material or finishes to suit the design.

9. External walls

- 9.1. Masonry walls must be either plastered or bagged and painted in pastel to medium colours and could be smooth or textured. Textured plaster finishes and surfaces are encouraged. Building elements may NOT BE WHITE. Home Owners must conform to a selected range of exterior wall colours available at the ARCHCOM office at the Gatehouse building.
- 9.2. Exposed concrete or pre-cast walling is not permitted.
- 9.3. Face brick or face blocks for exterior wall finishes are prohibited.
- 9.4. Dressed- and semi-dressed stonework in contemporary design are encouraged.

- 9.5. Building detail elements such as windows, doors and door frames, handrails, columns, decorative masonry or timber beams, pergola structures, plaster surrounds (bands to openings of windows and doors, and copings) are to be painted in pastel to medium to dark colours.

10. Retaining walls

- 10.1. Reinforced plastered concrete retaining walls must be painted to match the dwelling. Where the site is filled against pre-cast concrete retaining wall blocks, these are to be covered with natural vegetation after completion. Walls may also be stone clad or fully constructed of stone.
- 10.2. These concrete retaining wall elements shall be to an engineer's specification.
- 10.3. Low retaining walls (not exceeding 1,00 meter high) may be in natural or pre-cast stone.

11. Paving and road reserves

- 11.1. All external parking and walkway areas must be paved to complement the road in colour and form.
- 11.2. Plain in-situ concrete finished driveways and walkways are prohibited in visible areas.
- 11.3. Owners are responsible to maintain the road verge in front of their properties. They may beautify this area with shrubs and low trees, but may NOT form rockeries and build up structures of any kind.
- 11.4. Road reserves are to be protected at all times by the Home Owner or his Contractor during construction. Damage caused to these areas will be rectified by the Home Owners

Association at the Home Owners expense where such damage is of structural consequence and costs deducted from the building deposit.

12. Site drainage and storm water disposal

- 12.1. All storm water design is subject the approval and/or the recommendations of the Civil Engineer where such storm water management affects the integrity of roads, road reserves, buildings or retaining walls or the general character of the development. **No structures (walls, planters, rockeries etc.) may be erected over 'Overland Storm Water Escape routes' identified on the Site Plan adjacent to the residential erven.**
- 12.2. The management of storm water over the development area is important and in this regard, decks, swimming pool back washing, hard surface areas etc. are to discharge into a sufficient number of down pipes taken onto properly formed open channels OR into 110 mm or 150 mm diameter PVC underground pipes to the roads where possible or as specified per individual erf in accordance with the Civil Engineers requirements.
- 12.3. Storm water may not be concentrated to discharge onto adjacent properties. Owners of adjacent erven must allow controlled storm water disposal from neighbours across their property. This is to be done in consultation with ARCHCOM and the Civil Engineer.

- 12.4. All storm water and driveway storm water is to discharge onto the road. Where this is not possible, a storm water catch pit of a minimum size 400 mm x 400 mm x 400 mm deep with a galvanized steel grated cover is to be provided with an adequately designed PVC discharge pipe noted above discharging water onto the road or appropriate position.

13. Windows & doors, awnings, pergolas and balustrades

- 13.1. Windows and doors may be timber, Aluminium or PVC in colours selected by Owners. White Exterior frames are NOT encouraged.
- 13.2. Plain coloured canvas awnings and pergola structures are recommended. Multi-coloured or striped Aluminium awnings are not allowed.
- 13.3. Decks and balustrades constructed of anti-corrosive materials are encouraged.
- 13.4. The front door where exposed or visible to the road(s) shall be a minimum width of 1000 mm.

14. Sewerage system, Soil & Waste pipes

- 14.1. All soil and waste pipes shall be concealed in ducts which should be accessible for servicing. It is not recommended to reticulate plumbing inside cavity walls for ease of access and servicing.
- 14.2. The plots numbers 36 – 117 will each provide the required capacity waste water treatment plant (WWTP) designed to accommodate the number of occupants and sanitary ware installations in the dwelling unit.

- 14.3. The recommended WWTP is the **GES-RAS-SA Waste Water Treatment Plant**.
- 14.4. Refer to the attached specification and methodology for installation, technical, operational requirements and dimensions.
- 14.5. This system allows for the waste effluent, which is crystal clear, to be taken into a storage tank fitted with a ball valve and float switch, for irrigation of lawns and gardens, washing of vehicles, washing machines and flushing of toilets. This will require a dedicated water reticulation layout separating recycled water and municipal water supply lines in addition to the water supply from rain (fresh) water storage tanks.
- 14.6. This effluent can be used for human consumption subject to the installation of a reverse osmosis (RO) plant.
- 14.7. The Home Owner will be required to specify the above WWTP on Sketch and Municipal Plans with the required technical details and drawings for formal approval by the Riverview Architectural Committee.

15. Roads, Driveways and Parking

- 15.1. All driveways are to be paved as noted in item 11. Road access to each site is over a pre-cast concrete 'roll-over' kerb, allowing access at any point onto a site. These kerbs are to be protected and secured at all times against damage by delivery or construction vehicles and equipment. There shall be no deep excavations within 0.75m from the back of the kerbs or removal of the lateral support of the kerbs by the

home owner or his contractor without the assistance of a professional civil engineer. Damage to the kerbs or any part of the roadways as a result of the home owner or his contractor's activities shall be rectified by the R.W.E.H.O.A. at the cost of the home owner.

- 15.2. A minimum of 2 parking bays of 2,5 x 6,0 meters each shall be provided on site in addition to garaging facilities. One bay may be used as a boat trailer bay to be at least 3,0 x 8,0 meters in extent.
- 15.3. Parking for visitors may be developed within the road reserve area with paving to match the roadways, subject to the protection of services and on condition that R.E.W.H.O.A. will be allowed access to services under such paved areas and that road and visual access is not affected.
- 15.4. Safety regulation in respect of vehicles : Vehicle and load weight limit within the development:**

- 15.4.1. Home Owners are herewith notified that due to the specific unique site topography and relatively steep gradients of the roadways, **the maximum weight of any motorized or non-motorized vehicle (e.g. trailers) including its load allowed onto the roadways of the development, must not exceed 4 tonne for safety purposes.** Home Owners are further notified that careful cognizance must be taken of the gradients of the roads within the development and that items such as boats, large trailers & caravans should be towed by competent drivers

with suitable and strong motorized vehicles only.

15.4.2. The **4 tonne limit** could restrain certain building activities within the development, particularly when concrete, sand, stone, gravel, bricks, trusses, pre-fabricated flooring systems etc. needs to be transported to the points of construction.

15.4.3. Such materials is likely to be delivered to site by the local and other suppliers who must under all circumstances comply with these rules and who **must** make use of **smaller delivery equipment** at all times to facilitate these rules. (Refer to General House Keeping Rules for Contractors and Home Owners)

The R.W.E.H.O.A. absolves itself from any responsibility in as far as the safety aspects of the construction of the dwelling units and/or buildings within the development are concerned, and the home owner shall take full responsibility for same, including the safe delivery of the construction materials to any site within the development.

16. Site usage - caravans, trailers etc.

16.1. Caravans may not be used as dwellings. Boats may not be kept or parked on the road reserve.

16.2. Boats, trailers and caravans should be screened from street view.

17. Laundry/service yard screens & Refuse removal

17.1. Kitchen doors, servant's room doors and windows, refuse bins, washing lines and storage areas

are to be screened off and may not be visible to neighbours. NOTE: The design of these screened areas are to accommodate neighbours from visual access down over properties.

17.2. A communal refuse collection site is established. Refer to later Site Maintenance and general Housekeeping rules.

18. Aerials & satellite dishes

18.1. Satellite dishes (where required) shall be installed as inconspicuously as possible.

18.2. Solar panels must be installed flush with the roof and mounted so as to be as inconspicuous as possible.

19. Siting of buildings and building lines

19.1. Building lines are imposed on sites to ensure the maximum views to the river, ocean and landscape, down through and past building structures in front of others as far as possible.

19.2. Refer to building lines set out in diagrams 1, 2, 3, 4, 5, 6, & 7.

a) 4,00 Meter lateral (side) building lines for all structures consisting of Ground Floor and First Floor (except erven noted in Clause 19.2 C i), ii) & iii) below)

b) 1,50 Meter lateral (side) building lines for all basements i.e. lowest storey built into the site, the total height including a roof structure, may not exceed 4,00 meters.

c) 1,50 Meter lateral and street building lines (subject to parking provided elsewhere other than between garages

and road verge) for **main buildings** to plots numbered:

- i) 1 – 34 (erven 6260 – 6294)
- ii) 112 – 117 (erven 6355 - 6360).
- iii) Plot 114 (erf 6357) (northern boundary) and plot 117 (erf 6360) (Northern boundary) may have a zero building line along the 3,00 meter Storm Water Servitude.

REFER TO STORM WATER PIPE BETWEEN PLOTS 8 & 9 (ERVEN 6266 & 6265). THE COMMON BOUNDARY WALL TO BE BUILT ACCORDING TO AN ENGINEERS DESIGN ACROSS THE STORM WATER PIPE WHICH .

- d) 4,50 Meters street building lines: for properties on higher side of the road and 2,5 meters for properties on the lower side of the road.
- e) 3,00 Meter rear building lines throughout except for Kowie River boundary plots numbers 1 – 13 (erven 6273 -6261). Refer to Clause 19.2 f below.
- f) 7,00 Meter rear building line (along the Kowie River) for plots 1 – 13 (erven 6273 – 6262).
- g) Garages building lines: 6,00 meters from concrete road verge (kerb) to garage wall to facilitate parking of vehicles. Garages may be placed on the 4,5 OR 2,50 street building lines on condition that two (2) parking bays are provided on site as set out in clause 15.

19.3. Buildings are to be sited to allow maximum light, views and privacy to all owners where possible and should not unreasonably affect the amenities of any other adjacent property or property in the vicinity. The developers and thereafter the Home Owners Association through the Architectural Committee's decision in this regard will be binding on all parties concerned with regard to privacy, position of building, sunlight, wind protection, views, etc.

19.4. The placing of openings (windows and doors etc.) shall be in strict accordance with the National Fire Regulations and care must be take to secure each owner visual privacy.

20. House Names, Numbers.

20.1. Both numbers and names of houses must be clearly visible and illuminated at night – they should be bold and simple. Details showing the position and street elevation of the proposed illuminated signage is to be indicated on the plans..

20.2. A daylight sensor (not a time switch) must be fitted onto such lighting. Other street and exterior lights should be a maximum of 720 lumens and positioned to avoid shining directly onto the neighbour's house or windows.

GENERAL

20.3. The owner of each erf shall without compensation be obliged to allow the developer to convey engineering services across the erf if deemed necessary, this shall include the right of access by the local authority at any reasonable

time in order to maintain, alter, remove or inspect any sewer, manhole, conduit or other works pertaining thereto.

- 20.4. The owner of each erf shall be obliged to without compensation receive such material or permit such excavation on the erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to the difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within the period to be determined by the local authority.
- 20.5. No building on an erf shall be used or converted to use for any purpose other than that stipulated in the Town Planning Scheme of the local authority.
- 20.6. This erf shall be subject to the following conditions, provided that on consolidation of any two or more erven these conditions shall apply to the consolidated area as one erf:
- a) it shall not be sub-divided
 - b) it shall be used only for the purpose of erecting thereon one dwelling, together with such outbuildings as are ordinarily required to be used therewith
- 20.7. The sites with servitudes are to be determined upon completion of the services layout plans by the appointed Civil Consultants.
- 20.8. A site to the rear of site # 50 may be developed for a Water reservoir.
- 20.9. Protection of roads, accesses and storm water pipes, catch pits etc.

Refer to later documentation on 'Notices to Contractors' and general house rules.

21. Plan approval and Plan fees

- 21.1. All plans for the construction of, or alteration to buildings must be prepared by a registered Qualified Architect who is to confirm that he/she is substantially the author of the project.
- 21.2. Drawings must comply with The National Building Regulations and in accordance with standard building practice, to standard scales, must indicate materials and colours selected. Where there are existing buildings on the adjacent erven these must be indicated in plan and elevation to illustrate the spatial relationship between adjoining buildings. Copies of adjacent building Site Plans may be obtained from the RWE ARCHCOM . All site walling and fencing must be shown.
- 21.3. All enquiries are to be directed to the RWE ARCHCOM.
- 21.4. RWE ARCHCOM PLAN SCRUTINY FEES ARE TO BE PAID TO THE ARCHCOM AND ARE:
- a) Sketch plan scrutiny fee = R2 500,00
 - b) Working drawings scrutiny fee = R2 500,00
 - c) Completion checklist fee = R2500
- 21.5. Plan approval procedure.
- a) Sketch plans are to be submitted for comment to the RWE ARCHCOM who will report back with a written comment within 7 – 14 days from date or receipt. Thereafter Sketch

- Plans are to be finalized for final submission.
- b) Final Working Drawings are to be approved by RWE ARCHCOM before being submitted to the Local Authority by the architect or owner. Plans must accompany a Structural Engineers letter of undertaking and a copy of the Title Deeds.

21.6. DIAGRAMS 1 – 7 Refers.

MEMORANDUM TO ALL CONTRACTORS AND SUB- CONTRACTORS

December 2006

SUMMARY OF REGULATIONS – RIVERVIEW WATERFRONT ESTATE

It is essential that all contractors, sub-contractors and suppliers of services familiarize themselves with the Riverview Waterfront Estate Design Manual (RWEDM) and the associated Rules and Regulations. A high premium is placed on security, cleanliness, maintenance of roads and infrastructure and safety within the Riverview Waterfront Estate (RWE).

It is therefore imperative that these regulations are adhered to and that movement in and out of RWE as well as the number of people on site be kept to the bare minimum. The RWE Manager has been briefed to control and enforce the regulations with particular reference to the following items.

22. Heavy Vehicles

22.1. The following vehicles are not permitted in the RWE:

- a) Articulated trucks or any other delivery trucks / vehicles exceeding 4 ton including trailer and load. ***(Refer to the Design Manual Regulation 15: Roads, Driveways and Parking with specific***

reference to sub-regulation 15.4 Safety regulation in respect of vehicles : Vehicle and load weight limit within the development)

- b) Cranes and earthmoving equipment on caterpillar tracks.
- c) Any vehicle, which in the opinion of the RWE Manager, will cause damage to the RWE infrastructure.

23. Security

23.1. Transporting employees:

To avoid congestion at the RWE entrance, contractors should marshal their employees at a remote point prior to transporting them into the Estate e.g. the corner of French Street and Mentone Road. The contractor must transport all employees directly to and from the construction site in the RWE. This includes moving employees between construction sites in the RWE. Idle employees and employees who have completed their work for the day should be removed from the premises with the minimum of delay.

23.2. Registration of employees and vehicles:

Only contractors, sub-contractors and employees registered with RWE Management will be permitted to enter the RWE. A copy of the person's identity document must be furnished on registration. Vehicles requiring access to the RWE must also be registered. RWE Management reserves the right of admission to the RWE.

23.3. Lists of employees and vehicles:

Contractors are reminded that a comprehensive list of all employees, sub-contractors and vehicles associated with each site, is to be handed to the RWE Manager prior to commencing any site operations.

23.4. Access to the RWE:

All employees are to be checked against a security checklist on entering or leaving the RWE. Automatic gate access cards may be issued at the discretion of the RWE Manager. Where the number of employees being transported exceeds 6, they should disembark and proceed in an orderly fashion through the security check point and immediately embark again at a point designated by the security staff. No person associated with a contractor may trespass beyond the building site, loiter, walk, picnic, fish, recreate or swim in the RWE.

23.5. Spot Checks:

The RWE Management reserves the right to request spot checks to be carried out on vehicles leaving the RWE.

24. Site Establishment

24.1. Written Approval:

Written approval must be obtained from the RWE Manager prior to the commencement of any site operations. Approval will be withheld until at least the following criteria are met.

- 24.1.1. **The appropriate Building Commencement Deposit has been paid.** A deposit of R10 000 will be applicable for each construction site. If an

additional erf is used for storage, subject to owners consent, a further R10 000 deposit will be charged.

- 24.1.2. **In addition an owner is to lodge a Building Completion Deposit** calculated at 2% of the building contract value including vat, capped at R60 000,00 which will be refunded, interest free, only when the RWE Manager advised by the ARCHCOM committee is satisfied that all aspects of the design manual have been met. Minor alterations will be charged at fees on a sliding scale at the discretion of the ARCHCOM committee.
- 24.1.3. The hoarding must be erected and toilet facilities provided.
- 24.1.4. Suitable water and electricity connections must be provided.
- 24.1.5. A copy of the approved plan has been lodged with the RWE Manager together with an undertaking that all financial arrangements are in place to ensure the uninterrupted completion of the project.
- 24.1.6. The RWE Manager has approved the nominated site foreman and is satisfied that he understands his responsibilities regarding the relevant RWE rules and regulations.
- 24.1.7. The Contractor, Sub-Contractor or Owner must

erect a Contractor's Notice Board on the site giving the necessary details as required by the RWE Manager. These boards and signs are either to be hired from RWEHOA for a nominal fee or have the design approved by the RWE Manager before being erected.

- 24.1.8. Access to the construction site for the purpose of site operations will be denied to the contractor, sub-contractors and suppliers until the above mentioned approval has been issued.
- 24.2. Once the written approval has been issued, construction must commence without delay and the project completed within 12 months. In cases where 12 months is considered insufficient time, a written motivation for an extension should be submitted to the RWE Manager for consideration. Should construction exceed the time agreed upon between the owner and ARCHCOM represented by the RWE Manager, the ARCHCOM Committee shall have the right to deduct an amount calculated at R300 per day from the deposit paid by the owner as a penalty for late completion.
- 24.3. All Contractors and Sub-Contractors who are involved with the construction of houses on the RWE must be registered with the National Home Builders Registration Council (NHBRC) and must furnish the Registration Certificate before commencement of the contract. This applies to Owner Builders as well and where applicable must furnish an

Exemption Certificate in terms of the Housing Consumer Protection Measures Act 95 of 1998.

25. Safety & Responsibilities

- 25.1. **OHASA:** It is the sole responsibility of all contractors and sub-contractors to ensure that they comply with all aspects of the applicable Occupational Health and Safety Act whilst engaged in activities within the boundaries of the RWE.
- 25.2. **Fire Hydrants:** Contractors are prohibited from hindering access to the yellow fire hydrants. Water may not be used from the fire hydrants for any purpose other than extinguishing fires.
- 25.3. **Accountability:** The contractor will be accountable for the activities of his employees and sub-contractors whilst on the RWE property.
- 25.4. **Site Responsibilities:** The designated site foreman must be present whenever the contractors' or sub-contractors' employees are on site. It is his responsibility to ensure that those present on site adhere to the relevant rules and regulations.

26. General Cleanliness

- 26.1. **Hoarding:** The perimeter of a construction site/s shall be enclosed by a shade cloth hoarding screen at least 2 meters in height. The shade cloth must have a minimum density of 60%. The perimeter is to include all materials, tips and on site ablution facilities. The shade cloth should be supported by an evenly spaced pole structure at maximum 3,00 meter centres, with stable horizontal members supporting the top and bottom edges of the shade

cloth. The hoarding must be maintained and should be of neat appearance at all times.

The design should take cognizance of the prevailing winds and slope of the site. The hoarding should step down where appropriate (or follow the slope of the site) and encompass the area required for building purposes. Adequate arrangements must be made to prevent building material, such as sand, from being blown on to adjacent properties.

- 26.2. **Refuse and Rubble:** Each construction site to have at least six refuse bins/drums or a refuse 'kraal' (2 meter x 2 meter) where all refuse generated on the site can be stored prior to removal. The contractor should keep the site as tidy as possible and arrange for the regular removal of refuse, surplus material and rubble. The contractor must ensure that all employees, including sub-contractors, use the on-site toilet facilities.
- 26.3. **Damage:** On completion of the contract, all sites affected by the project are to be 'made good'. The adjacent houses and their screen walls are to be restored to their original condition. This must be done to the satisfaction of the relevant owner and the RWE Manager within fourteen days of completing the project. Any damage to the RWE infrastructure which results in a degrade of service to residents, must be remedied immediately.
- 26.4. **Working Hours:** Construction activities may only take place within the hours stipulated in the design manual. Permission to work beyond normal working

hours must be obtained from the RWE Manager.

- 26.5. **Noise:** Unnecessary and excessive noise emanating from a construction site is often the cause of complaint. Please cooperate by eliminating unnecessary noise on your site.
- 26.6. **Subcontract works / short term repairs & maintenance:** Contractors and Sub-contractors whose contract is of a short duration, eg. builders, painters, garden services, suppliers, window cleaners, repairman and maintenance services etc. must remove from the RWE any refuse and rubble that is generated through their work at the end of each day.

27. Penalties

- 27.1. 25.1 RWE Management at their sole discretion reserves the right to dismiss from the RWE site any foreman, builder, contractor, sub-contractor, their staff or suppliers that disobey orders.
- 27.2. 25.2 If contractors or their sub-contractors do not comply with the regulations, penalties at the discretion of the RWE Manager will be deducted from the deposit.

28. Contractors Deposit & Final Inspection

- 28.1. **Building Deposit:** The deposit as prescribed in 23.3.1.1 is payable prior to commencing site operations. It is to cover possible damage to adjacent properties and RWE infrastructure. The deposit will be refunded after the RWE Manager has carried out a final inspection. Prior to requesting the final inspection the contractor must ensure that

- 28.1.1. all vacant erven affected by construction activity have been restored to their original condition.
- 28.1.2. damage to adjacent buildings and walls has been 'made good' to the relevant owners satisfaction.
- 28.1.3. the sewerage connection has passed a final inspection by the RWE Maintenance Contractor.
- 28.1.4. copies of 'as built' plans as well as a copy of the completion certificate issued by the Ndlambe Building Inspector are lodged with the RWE Manager.

28.2. **Final Inspection:** The purpose of the final inspection by the RWE Manager is to protect the interests of the RWE and ensure that all aspects of the RWE Design Manual have been adhered to in a satisfactory manner.

29. General

- 29.1. As more and more vacant sites are developed, building activities will have an increasing adverse effect on residents. It is in our mutual interest that you manage your sites with the objective of minimizing the impact building activities have on residents.
- 29.2. This document should be read in conjunction with the design manual and the rules and regulations. Any queries should be directed to the RWE Manager.

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